

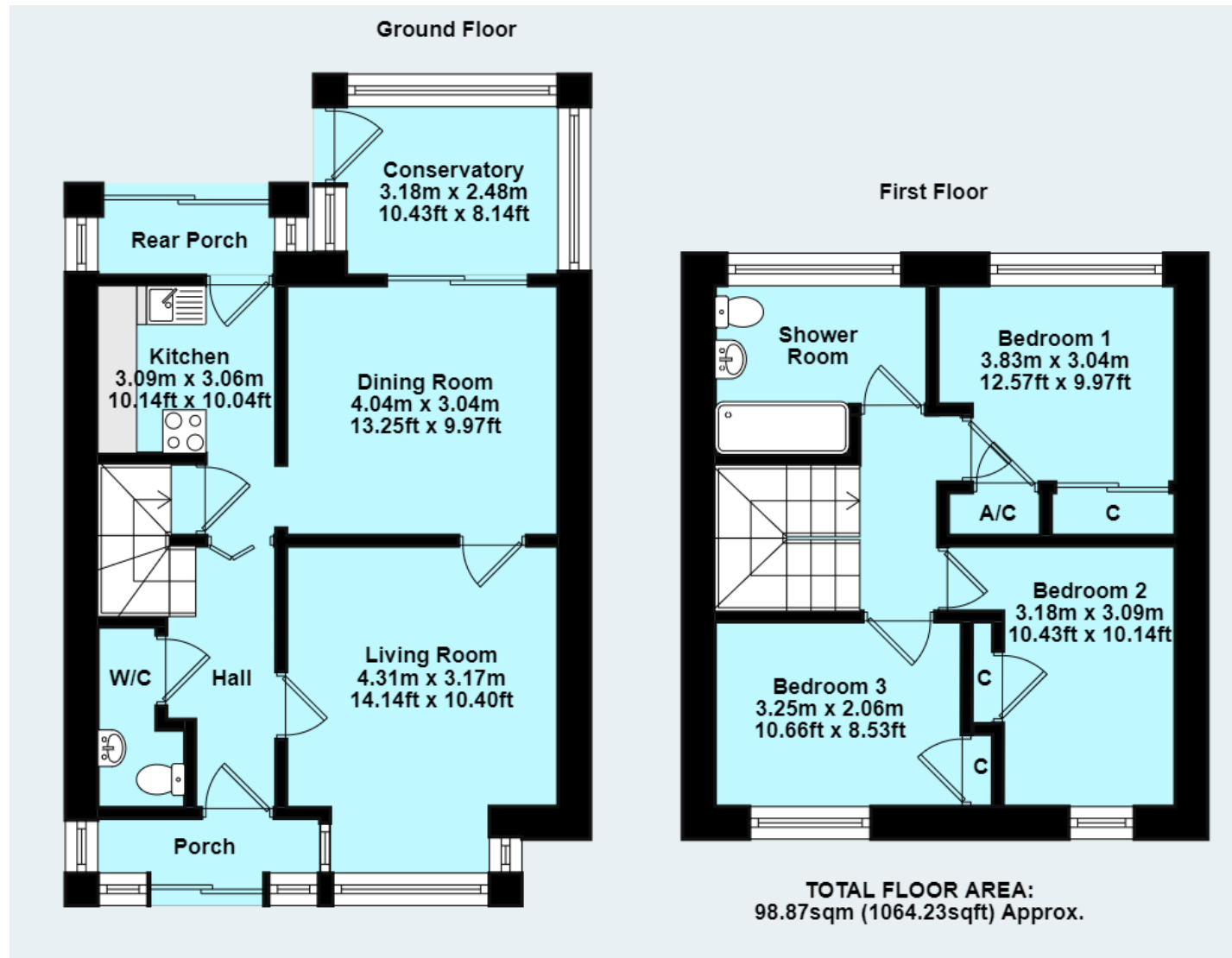


Reed Close,
Watchet, TA23 0EF.
£205,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

A three bedroom terraced family home situated in a quiet-cul-de-sac, in need of cosmetic modernisation with No Onward Chain.

- Terraced
- 3 Bedrooms
- In Need Of Modernisation
- Gardens & Conservatory
- No Onward Chain

The property comprises a terraced family home of traditional brick construction under heavy tiled roof with the benefit of full uPVC double glazing, electric night storage heating and good sized rear garden. The house would benefit from cosmetic modernisation and is available with No Onward Chain.

The accommodation in brief comprises; sliding door into Entrance Porch, door into Entrance Hall; door into Downstairs WC; with low level WC, wash basin, space and plumbing for a washing machine. Living Room; with bay window and aspect to front, reconstructed stone open fireplace, door into Dining Room; aspect to rear, sliding doors into Conservatory, door to Garden. Kitchen; with aspect to rear, original fitted kitchen with a range of cupboards and drawers under a rolled edge worktop with inset stainless steel sink and drainer, tiled splash backs, space for electric oven, space for fridge/freezer. Stairs to first floor Landing; hatch to roof space. Bedroom 1; with aspect to rear, built in wardrobe, airing cupboard housing modern foam lagged tank with immersion switch. Bedroom 2; aspect to front, built in wardrobe. Bedroom 3; aspect to front, built in wardrobe. Bathroom; with built in shower tray and electric shower over, low level WC, pedestal wash basin.

OUTSIDE: To the front of the property there is a small paved garden. To the rear of the garden there is an enclosed garden fenced on all sides with a Greenhouse and outbuilding/shed.





GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty

Services: Mains water, mains electricity, mains drainage.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

Council Tax Band: C

Parking: There is on street parking at this property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared March 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

⁸ Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.